



# **Punjab Government Gazette**

## **EXTRAORDINARY**

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### LEGISLATIVE SUPPLEMENT

	<b>Contents</b>	<b>Pages</b>
<b>Part - I</b>	<b>Acts</b>	
	<i>Nil</i>	
<b>Part - II</b>	<b>Ordinances</b>	
	<i>Nil</i>	
<b>Part - III</b>	<b>Delegated Legislation</b>	
	1. Notification No. G.S.R. 95/P.A.7/2020/ S.15/2020, dated the 17th November, 2020, containing the Punjab Slum Dwellers (Proprietary Rights) Rules, 2020.	.. 609-619
	2. Notification No. G.S.R. 96/Const./Art.309/ P.A.17/1887/Ss. 28 and 156/Amd.(5)/2020, dated the 17th November, 2020, containing amendment in the Punjab Revenue Kanungos (Group 'C') Service Rules, 1994.	.. 621
<b>Part - IV</b>	<b>Correction Slips, Republications and Replacements</b>	

*Nil*

**PART III**  
**GOVERNMENT OF PUNJAB**  
DEPARTMENT OF LOCAL GOVERNMENT  
(LG-4 BRANCH)

**NOTIFICATION**

The 17th November, 2020

**No. G.S.R. 95/P.A.7/2020/S.15/2020.-** In exercise of the powers conferred by section 15 of the Punjab Slum Dwellers (Proprietary Rights), Act 2020 (Punjab Act No. 7 of 2020), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules, namely:—

**RULES**

**1. Short title, extent and commencement.-** (1) These rules may be called the Punjab Slum Dwellers (Proprietary Rights) Rules, 2020.

(2) They shall extend to all the existing slums, including but not limited to notified or non-notified or recognised or authorized slums or the slums identified in accordance with the Act.

(3) They shall come into force on and with effect from the date of their publication in the Official Gazette.

**2. Definitions. -** (1) In these rules, unless the context otherwise requires;

- (a) “Act” means the Punjab Slum Dwellers (Proprietary Rights) Act, 2020;
- (b) “appellate authority” means the appellate authority referred to in section 8;
- (c) “Form” means a Form appended to these rules;
- (d) “land” means any Government land as defined in clause (i) of sub-section (1) of section 2 of the Act;
- (e) “premise/s” means any land, building or part of land or building which is used or intended to be used as a residence;
- (f) “section” means a section of the Act; and
- (g) “slum household” means a family as defined in clause (f) of sub-section (1) of section 2 of the Act.

(2) Words and expressions used but not defined in the rules, shall have the same meaning as assigned to them in the Act or under the Punjab Municipal Act, 1911 or the Punjab Municipal Corporation Act, 1976.

Sub-section 3 of  
section 6.

**3. Powers and functions of the Slum Area Redevelopment and Rehabilitation Committee.** - (1) Without prejudice to the generality of the powers and functions under sub-section 3 of section 6 of the Act, the Slum Area Redevelopment and Rehabilitation Committee constituted under the section 6, shall,-

- (a) undertake necessary survey of land in a slum area or any part thereof, whenever it thinks fit, to prepare the slum map, establish the locations and spatial dimensions of the slum households into the Geographic Information System (GIS) platform, capture socio-economic data of the slum households, collate spatial information with respect to network of basic infrastructure like roads, drainage, water supply, sewerage, street light etc.;
- (b) cause maintenance, revision and correction of survey records, maps and entries in registers;
- (c) approve a list of slum dwellers eligible for proprietary rights and cause to be maintained a register containing details of slum dwellers at the Urban Local Body level;
- (d) ensure that a certificate of proprietary rights is provided to the eligible slum dweller in a time-bound manner:

Provided that where due to reasons of untenability, the certificate of proprietary rights cannot be provided to slum dwellers, eligibility certificate may be provided to the eligible slum dweller.

- (e) ensure preparation of database regarding tenable and untenable slum areas and share it with the State Government;
- (f) identify land available in urban areas for making provisions for rehabilitation;
- (g) formulate plans and projects for slum redevelopment and rehabilitation so as to cover all slums in a time-bound manner;
- (h) facilitate implementation of the schemes for slum redevelopment and rehabilitation;
- (i) encourage community participation at various stages of slum redevelopment and rehabilitation;
- (j) constitute sub-committees for implementing the provisions of the Act and these rules; and
- (k) review and coordinate the activities of the sub-committees, agencies

and experts engaged and put in place effective implementation, monitoring and evaluation systems.

(2) The Committee shall discharge such other functions in accordance with the guidelines, orders or standard operating procedures, as may be issued by the State Government, from time to time.

**4. Manner of conduct of business of Committee.** - (1) The meetings of the Committee shall be convened by the Chairperson of the Committee or by any member nominated by the Chairperson, in this behalf, and shall be held at such intervals, time and place, as may be decided by the Committee. Section 7.

(2) The Chairperson of the Committee or in his absence, any other member nominated by the Chairperson, shall preside over the meeting.

(3) The quorum necessary for the conduct of business of the Committee shall be four.

(4) The Member- Secretary or such officers and employees of the Committee, nominated by the Chairperson of the Committee shall maintain the records, accounts, receipts and documents connected with the business of the Committee.

**5. Framework for operationalization.** - To facilitate the operationalization of the Act, the following committees shall be notified, namely : -

(1) An Empowered Committee shall be notified at the State level as the policy making body for guiding the overall implementation of the Act and these rules and enable frameworks for taking decisions concerned with the transfer of land through the process of inter-departmental coordination.

(2) A Steering Committee shall be notified as the body to steer the inter-departmental issues and operationalization of the Act and these rules. The functions of the Steering Committee shall be guided by the Empowered Committee.

**6. Powers and functions of the Authorised Officer.**- In addition to the powers and functions specified in the Act, the Authorised Officer, as defined in clause (a) of sub-section (1) of section 2, shall exercise the following powers and functions, namely: - Clause (a) of sub-section 1 of section 2.

- (a) to enter upon any land or premises within the slum area or part thereof under survey between the hours of sunrise and sunset;
- (b) to cause a notice in writing to be served on the slum dwellers, calling upon them to appear before him within a specified time for the purpose of pointing out boundaries and for producing such

information, as may be required; and every person on whom such notice may be served shall be bound to appear as required by the notice and to give any information which may be required and is within his knowledge;

- (c) after due service of notice under clause (b), to proceed with the survey whether the persons upon whom such notice has been served are present or not; and every such person who fails to appear as required by the said notice shall be bound by the results of the survey in the same manner and to the same extent as if the survey were made in his presence;
- (d) to hold an inquiry, if in the course of a survey, a dispute is found to exist as to the boundaries of any land to be surveyed, summon and enforce attendance of witnesses, compel production of documents and to pass an order, in writing, after giving opportunity of being heard to the parties involved;
- (e) to issue the certificate of proprietary rights to the eligible slum dwellers in Form I, upon approval by the Committee;
- (f) to issue eligibility certificate to the slum dwellers for an interim period in Form II, where the certificate of proprietary rights cannot be provided due to impending issues such as tenability etc.;
- (g) to facilitate determination of rates for excess land or to ascertain the severability of the excess land or the vacation of the excess land or practicability of repossessing the excess land, as the case may be.
- (h) to ensure that, post providing the certificate of proprietary rights, there is a mutation in the land records in accordance with the provisions of the Punjab Land Revenue Act, 1887; and
- (i) to exercise such powers and perform such duties, not inconsistent with the provisions of the Act and these rules.

Clauses (b) and  
(c) of sub-section  
(2) of section 3.

**7. Manner for determination of rate for occupied land within permissible limit .-** (1) Subject to the provisions of clause (b) of sub-section (2) of section 3, the proprietary rights of the slum dweller belonging to EWS category occupying land within the stipulated permissible limit of thirty square meter in the Municipal Corporation area, forty-five square meter in the Municipal Council area and sixty square meter in the Notified Area Committee, as mentioned in clause (a) of sub-section (2) of section 3, shall be settled free of cost.

(2) Subject to the provisions of clause (c) of sub-section (2) of section 3, the slum dweller belonging to a category other than EWS, shall have to pay the price of the land at the rate of 12.5 per cent of the Collector rate, within the permissible limit of thirty square meter in the Municipal Corporation area, forty-five square meter in the Municipal Council area and sixty square meter in the Notified Area Committee, as mentioned in clause (a) of sub-section (2) of section 3.

**8. Procedure for determination of rates for excess land.-** (1) In normal circumstances, if the slum dweller is in occupation of land in excess of the permissible limit provided under clause (a) of sub-section (2) of section 3, he shall voluntarily vacate such excess land. However, in case the excess land is not severable then, irrespective of the category a slum dwellers may belong to and subject to the provisions of clause (d) of sub-section (2) of section 3 and the procedures laid down by the Government from time to time, the excess land shall be settled in favour of such slum dweller occupying land beyond the permissible limit upon payment of the price of the excess land in occupation which shall be fixed in the following manner, namely:-

Clauses (a) and (d) of sub-section 2 of section 3.

- (i) for Economically Weaker Sections (EWS), at the rate of 12.5 per cent of the Collector rate; and
- (ii) for non- Economically Weaker Sections, i.e., having annual income above rupees three lakhs, at the rate of 25 per cent of the Collector rate;

Provided that the excess land shall be settled at the Collector rate if the land occupied is exceeding,

- (i) 60 square meters, where the slum is situated within the Municipal Corporation area;
- (ii) 75 square meters, where the slum is situated within the Municipal Council area; and
- (iii) 90 square meter, where the slum is situated within the Notified Area Committee.

(2) The excess land repossessed shall be constructively utilised for such purpose, as may be decided by the State Government.

(3) If the slum dweller is not willing to pay the price of the excess land or does not want to retain the excess land due to any reason, as provided in clause (d) of sub-section (2) of section 3, the occupant shall voluntarily vacate such excess land and the Authorised Officer, shall record the reasons, in writing,

and take over the constructive possession of such excess land and issue a Certificate of Proprietary Rights.

Explanation.- While taking over constructive possession, the Authorized Officer may demolish the unauthorized construction, place identification marks or restrict the accessibility of such excess land in a reasonable manner, as he deems fit.

Sub-section 6 of  
section 3.

**9. Manner of surrender of certificates .-** (1) Subject to the provisions of sub-section (6) of section 3, the slum dweller holding more than one certificate of proprietary right shall immediately surrender all such certificates to the concerned Authorised Officer and shall not use certificates for any purpose whatsoever.

(2) The Authorised Officer, upon receipt of such certificates, shall cancel them and shall cause revision of the necessary records and intimate the same to the Committee at its next meeting.

Section 8.

**10. Manner of filing, hearing and disposal of appeals .-** (1) Every appeal made under section 8 shall be preferred within a period of thirty days from the date on which a copy of the direction or order or decision made under the Act or these rule is received by the aggrieved person and it shall be in Form III:

Provided that the Appellate Authority may entertain any appeal after the expiry of thirty days if it is satisfied that there was sufficient cause for not filing it within that period.

(2) On receipt of an appeal under sub-rule (1), the Appellate Authority may, after giving the parties an opportunity of being heard, pass such orders, including interim orders, as it thinks fit.

(3) The Appellate Authority shall send a copy of every order made by it to the concerned parties and to the Committee or the Authorized Officer, as the case may be.

(4) The appeal preferred under sub-rule (1), shall be dealt with as expeditiously as possible and endeavour shall be made to dispose of the appeal within a period of sixty days from the date of receipt of the appeal:

Provided that where any such appeal could not be disposed of within the said period of sixty days, the Appellate Authority shall record its reasons in writing for not disposing of the appeal within that period.

(5) The Appellate Authority may, for the purpose of examining the legality or propriety or correctness of any order or decision made under the Act or these rules, on its own motion or otherwise, call for the records relevant

to dispose of such appeal and make such orders as it thinks fit.

**11. Powers and Functions of the Nodal Agency.-** (1) In addition to the powers and functions specified in the Act, the Nodal Agency shall exercise the following powers and functions, namely:- Section 12.

- (a) to facilitate State level coordination among various functionaries; horizontally across urban local bodies and vertically among the urban local body, District and State;
- (b) to facilitate inter-departmental coordination across the State;
- (c) to facilitate participatory redevelopment of the slum areas across the State; and
- (d) to facilitate resolution of any genre of dispute or discords among the various functionaries and stakeholders.

(2) the Nodal Agency shall exercise such powers and perform such duties not inconsistent with the provisions of the Act and these rules.

**12. Management and utilisation of Municipal Area Development Fund.-** Section 10.

(1) The concerned Urban Local Body shall be responsible for the management of the Municipal Area Development Fund, constituted under section 10 of the Act.

(2) The Fund shall be applied for creation and up-gradation of urban infrastructure, living conditions and environment in slums within the Urban Local Body and incidental expenses relating to its operation and maintenance.

(3) If adequate infrastructure has been created and upgraded in slums, subject to the prior approval of Government, the Fund can also be utilized for development works in other areas falling within the limits of Urban Local Body.

(4) An authority may be designated or a sub-committee may be appointed to spend monies out of the Fund for carrying out the objects for which the Fund has been constituted.

(5) The Fund may be utilised and spent in accordance with the guidelines, orders or standard operating procedures issued by the Government, from time to time.



**FORM I**

**See rule 6 (e)**

**Certificate of Proprietary Rights**

**Certificate No.**

**Name(s) of holder(s) of proprietary rights (including spouse)**

Name:

Name:

**Family Details**

Name of the father/mother:

Name of dependant family members:

**Address**

Door No.:

District:

Municipal Corporation /  
Municipal Council/ NAC:

Road/Street/ Slum:

Ward No.

Phone No.

Pincode:

**Other details**

Aadhar No./ Identification No.:

**Details of the land settled**

Description of boundaries by prominent landmarks: Area (in sq. m.)

The proprietary rights issued by this certificate are inheritable but not transferable by sub-lease, sale, gift or any other manner whatsoever for a period of thirty years under sub section (3) of section 3 of the Act.

The certificate of proprietary rights may be mortgaged for the purpose of raising finance in the form of housing loan from any financial institution.

The certificate of proprietary rights shall be acceptable as evidence for address proof.

I/We, the undersigned, hereby, for and on behalf of the Government of Punjab affix my/our signature(s) to issue the above certificate of proprietary rights.

Date:

District Collector/ Authorised Officer

**FORM II**

**See rule 6 (f)**

**Eligibility Certificate**

**Eligibility Certificate No.**

**Name(s) of holder(s) (including spouse)**

Name:

Name:

**Family Details**

Name of the father/mother:

Name of dependant family members:

**Address**

Door No.:

District:

Municipal Corporation/  
Municipal Council/ NAC:

Road/Street/ slum:

Ward No.:

Phone No.

Pin code:

**Other details**

Aadhar No./Identification No.:

EWS/ non-EWS:

Other Information:

The above mentioned slum HH will be eligible for Proprietary Rights Certificate and can claim entitlement as and when a resettlement scheme is operationalized in the concerned ULB subject to the terms and conditions of the Punjab Slum Dwellers Land Rights (Proprietary Rights) Act, 2020 and the allied Rules.

I/We, the undersigned, hereby, for and on behalf of the Government of Punjab affix my/our signature(s) to issue the above eligibility certificate.

Authorised Officer

**Form III**  
**See rule 10**  
**FORM FOR APPEAL**

To,  
The Appellate Authority

.....  
..... (Name & Address)

1. Name and Address of the Appellant (including phone no.)  
.....  
.....  
.....
2. Name of the SARRC/ Authorized Officer against the decision of whom the appeal is preferred:  
.....  
.....
3. Details of order of the SARRC/ Authorized Officer:  
Order/Notification No. \_\_\_\_\_ dated \_\_\_\_\_
4. Date of receipt of order by the Appellant: \_\_\_\_\_
5. Brief facts leading to the appeal:  
.....  
.....  
.....
6. Relief sought:  
.....  
.....
7. Grounds for relief:  
.....  
.....
8. Any other information necessary for deciding the appeal:  
.....  
.....
9. List of enclosures:
  - a) Copy of the order/notification, against which appeal is being preferred
  - b) Any other documents, if any (specify):

**Declaration**

I.....son/daughter  
of.....residing at .....  
..... verify that the contents of the  
above appeal filled by me are true to the best of my knowledge and  
belief.

Name of Appellant:

**AJOY KUMAR SINHA,**  
Secretary to Government of Punjab,  
Department of Local Government.

*2161/11-2020/Pb. Govt. Press, S.A.S. Nagar*

**PART III**

**GOVERNMENT OF PUNJAB**

**DEPARTMENT OF REVENUE, REHABILITATION AND  
DISASTER MANAGEMENT**

**NOTIFICATION**

The 17th November, 2020

**No. G.S.R. 96/Const./Art.309/P.A.17/1887/Ss. 28 and 156/Amd.(5)/2020.**-With reference to the Government of Punjab, Department of Revenue, Rehabilitation and Disaster Management, Notification No.G.S.R.81/Const./Art.309/P.A.17/1887/Ss.28 and 156/Amd./2020 dated 5th October, 2020 and in exercise of the power conferred by Article 309 of the Constitution of India read with Section 28 of the Punjab Land Revenue Act, 1887 (Punjab Act No.17 of 1887) and all other power enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Revenue Kanungos (Group 'C') Services Rules, 1994, namely:-

**RULES**

1. (1) These rules may be called the Punjab Revenue Kanungos (Group 'C') Service (Amendment) Rules, 2020.  
(2) They shall come into force at once.
2. In the Punjab Revenue Kanungos (Group 'C') Service Rules, 1994, in rule 8, in sub rule (1), in clause (ii) for the words "ten years", the words "seven years" shall be substituted.

**VISWAJEET KHANNA,**  
Financial Commissioner Revenue and  
Secretary to Government of Punjab,  
Department of Revenue, Rehabilitation  
and Disaster Management.